

# Lincoln Middle Subdivision

City of El Paso — City Plan Commission — 2/8/2018

SUSU18-00004 — Major Combination (REVISED)



**STAFF CONTACT:** Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

**PROPERTY OWNER:** El Paso Independence School District

**REPRESENTATIVE:** Brock & Bustillos, Inc.

**LOCATION:** South of Redd Road & West of Doniphan, District 1

**ACREAGE:** 62.6512

**VESTED:** No

**PARK FEES REQUIRED:** N/A

**EXCEPTION/MODIFICATION REQUEST:** 1: Exception to waive the required DSC standards for Lindbergh, Mulberry, and Warriors streets.

**RELATED APPLICATIONS:** N/A

**PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Approval

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 62.6512 acres of land into 4 school lots. Primary access to the proposed subdivision is from Lindbergh, Mora, Mulberry, and Warriors streets. This subdivision is being reviewed under the current subdivision code.

**SUMMARY OF RECOMMENDATION:** Planning staff recommends **Approval** of Lincoln Middle Subdivision on a major combination basis, however, does not recommend approval of the exception request.



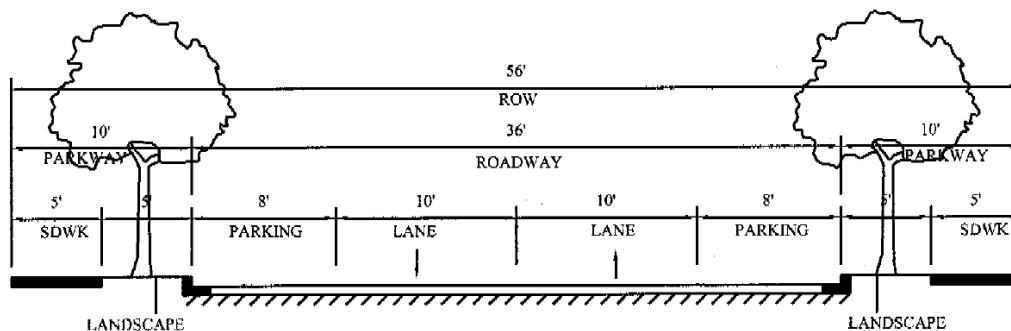
## DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception under 19.10.050-A (Roadway participation policies):

- To waive the required improvements to their proportionate share of Lindbergh Avenue, Mulberry Avenue, and Warriors Drive.
  - 1) Lindbergh Avenue – Section C  
The roadway requires 18' of participation – 16.5' is what exists. The parkway is in the wrong configuration.
  - 2) Lindbergh Avenue – Section D  
The parkway is in the wrong configuration.
  - 3) Mulberry Avenue  
The roadway requires 18' of participation – 12' is what exists. The parkway is in the wrong configuration.
  - 4) Warriors Drive – Section F  
~~Only 3' of parkway exists.~~ Only 5' of parkway exists.
- To waive 2 feet of sidewalk along a portion of Warriors Drive (Warriors – Section F)
  - 1) There is only 3 feet of sidewalk within the ROW and the DSC requires 5 feet. The remaining 2 feet is within private property.

### Lindbergh Avenue – Section C

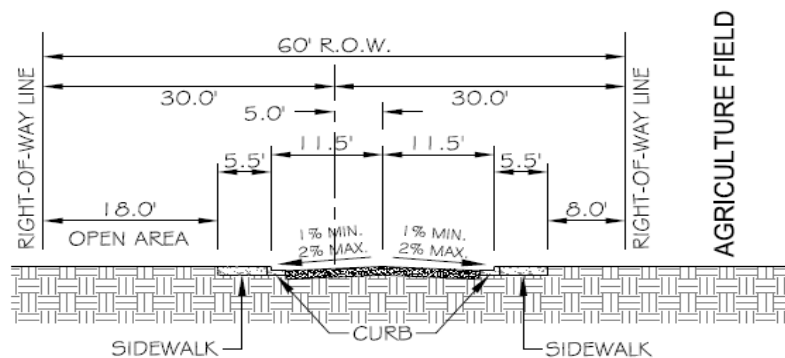
#### **Required**



### RESIDENTIAL COLLECTOR

CAN BE DESIGNED TO PROVIDE FOR ANGLE PARKING

#### **Proposed**

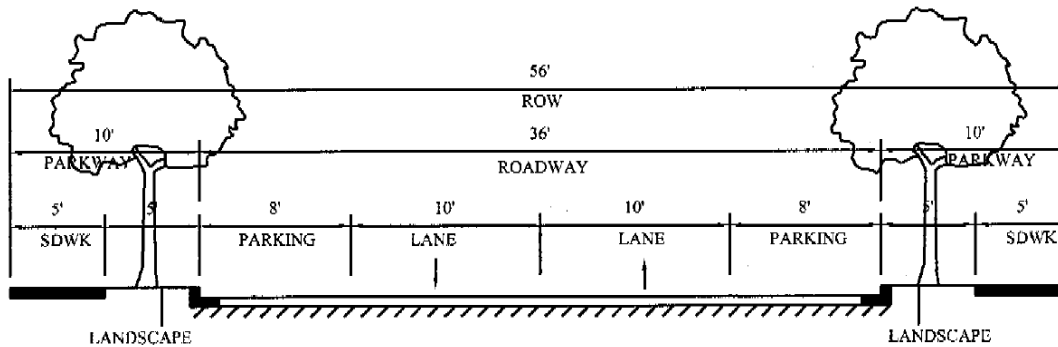


### LINDBERGH AVENUE (EXISTING)

SECTION "C"  
(RESIDENTIAL COLLECTOR)  
(60' RIGHT-OF-WAY)

## Lindbergh Avenue – Section D

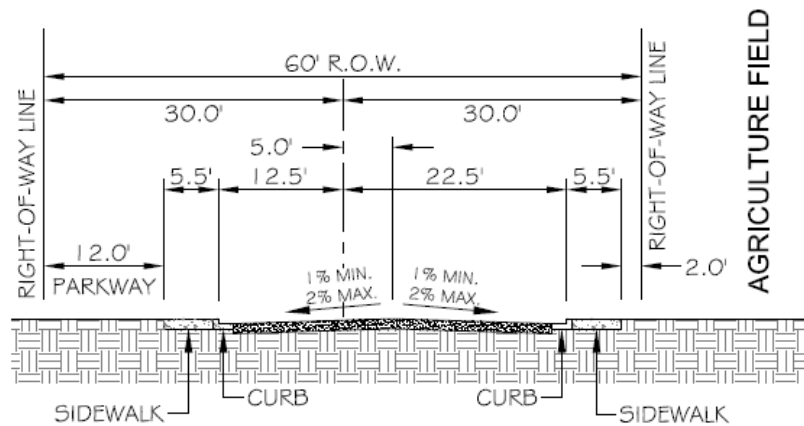
**Required**



### RESIDENTIAL COLLECTOR

CAN BE DESIGNED TO PROVIDE FOR ANGLE PARKING

**Proposed**

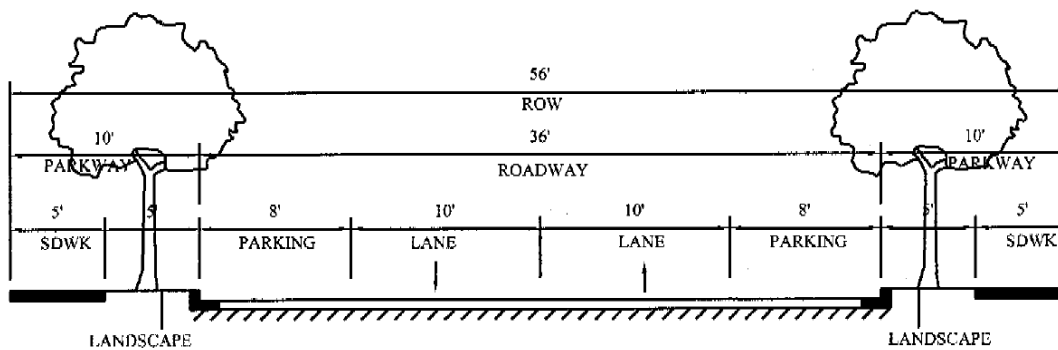


### LINDBERGH AVENUE (EXISTING)

SECTION "D"  
(RESIDENTIAL COLLECTOR)  
(60' RIGHT-OF-WAY)

## Mulberry Avenue

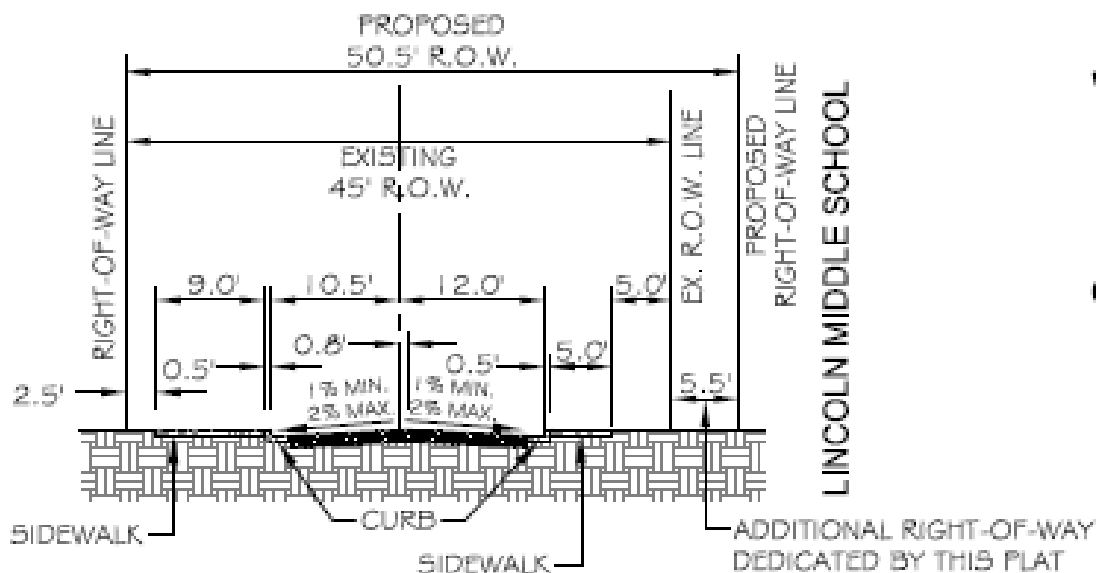
Required



### RESIDENTIAL COLLECTOR

CAN BE DESIGNED TO PROVIDE FOR ANGLE PARKING

Proposed

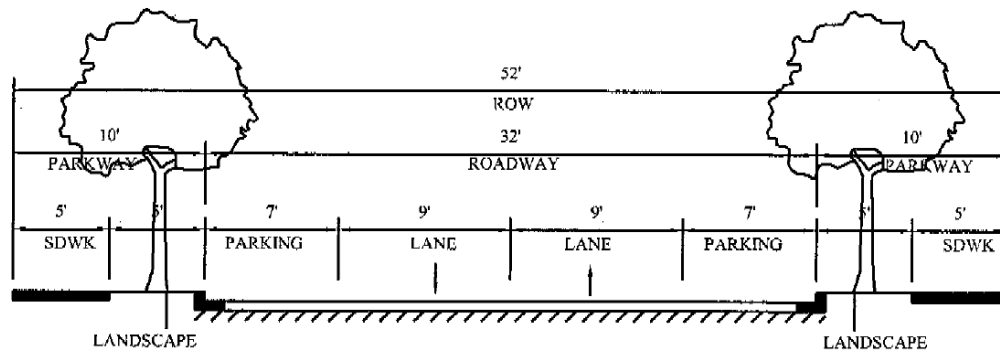


### MULBERRY AVENUE (PROPOSED)

SECTION "A"  
(RESIDENTIAL COLLECTOR)  
(50.5' RIGHT-OF-WAY)

## Warriors Drive – Section F

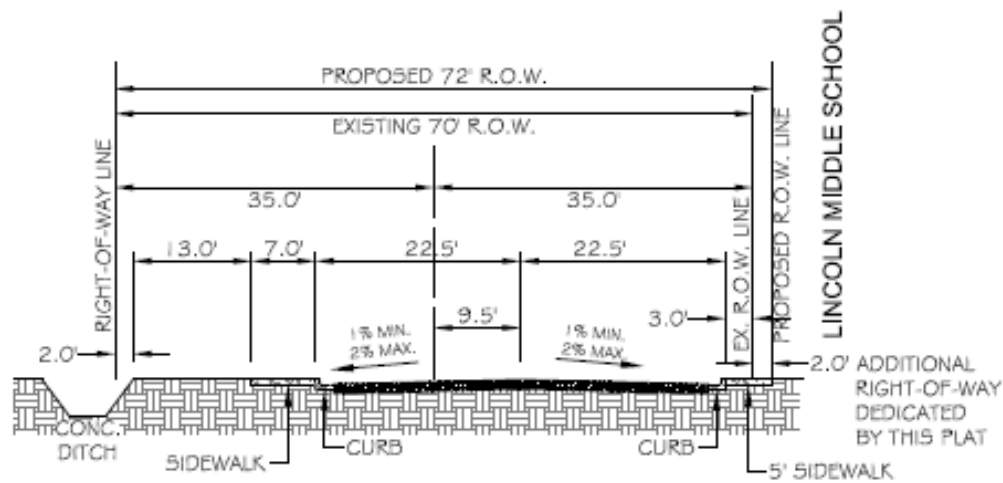
Required



### 32' LOCAL RESIDENTIAL 3

NOTE: CROSS SECTIONS ARE MINIMUM, STANDARD REQUIREMENTS

Proposed



### (1924 LINEAR FEET) WARRIORS DRIVE (PROPOSED)

SECTION "F"  
BEGINNING AT MULBERRY AVENUE, SOUTHWARD  
(LOCAL STREET)  
(72' RIGHT-OF-WAY)



The applicant does meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

**Section 19.10.050-A**

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



**NEIGHBORHOOD CHARACTER:** Subject property is zoned R-2 (Residential). Properties adjacent to the subject property are zoned R-1 (Residential) and R-2 (Residential). Surrounding land uses are residential. The nearest park is Thorn Park (0.51 miles). This property is not located within any Impact Fee Service Areas.

**COMMENT FROM THE PUBLIC:** N/A.

**STAFF COMMENTS:**

No objections to proposed subdivision.

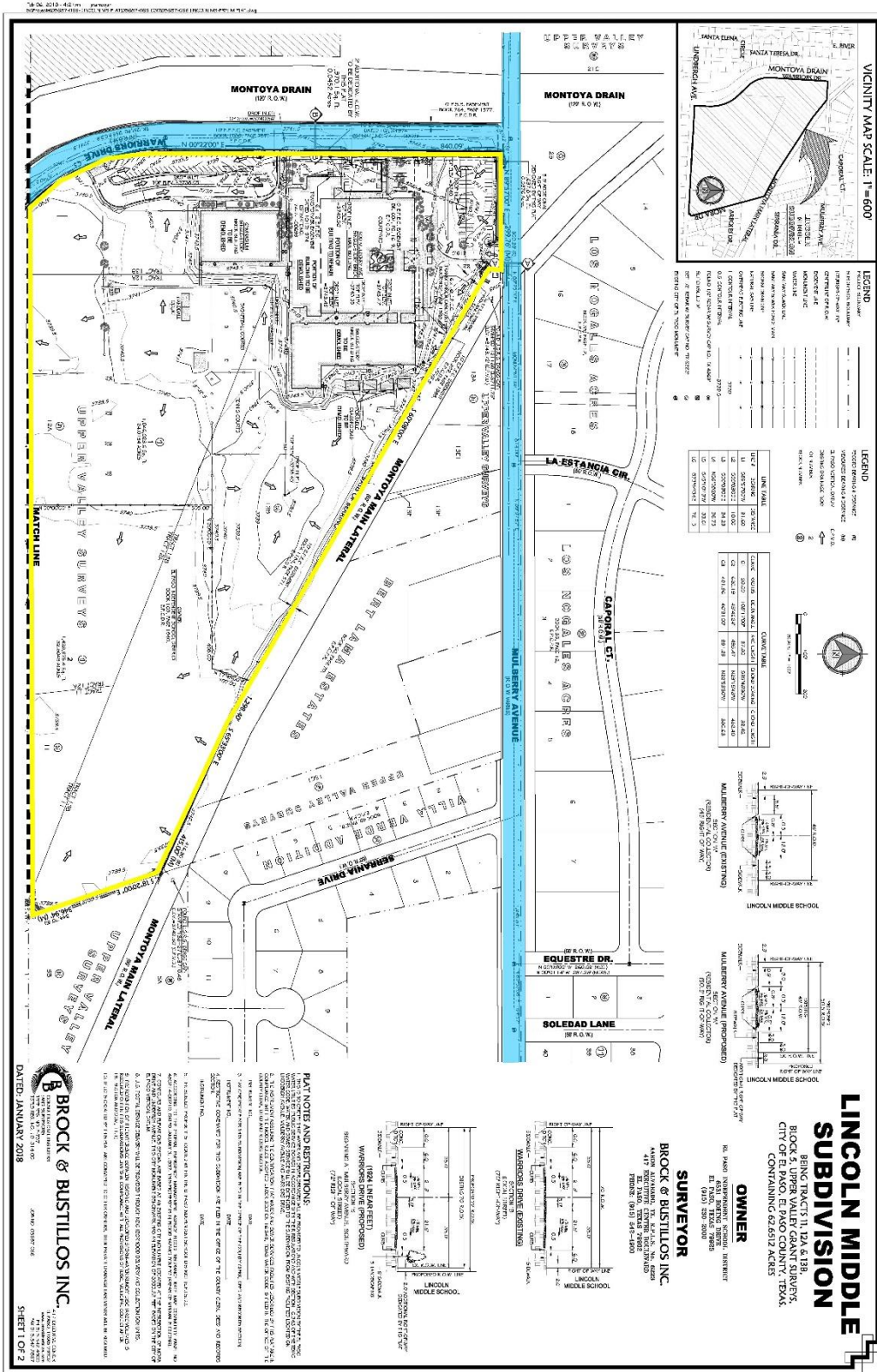
**PLAT EXPIRATION:**

This application will expire on **February 8, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

**ATTACHMENTS:**

1. Preliminary Plat
2. Final Plat
3. Exception Request Letter
4. Application
5. Department Comments

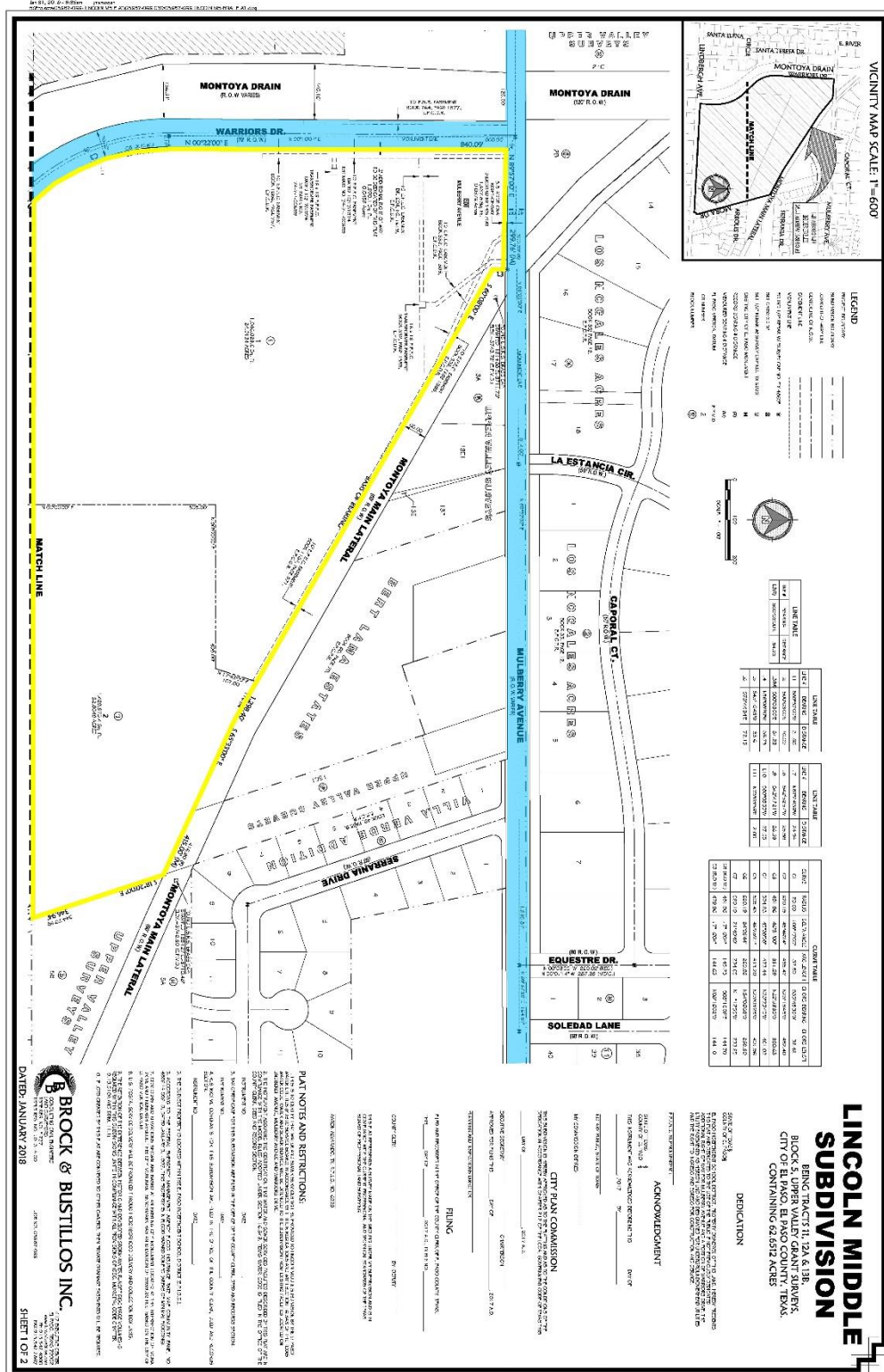
# **ATTACHMENT 1**







## **ATTACHMENT 2**







# **ATTACHMENT 3**



EL PASO INDEPENDENT  
SCHOOL DISTRICT  
*Facilities & Construction*

December 19, 2017

Jim Henry  
Senior Planner  
City of El Paso, Planning & Inspections Department

Finance & Operations  
Facilities & Construction  
6531 Boeing Dr.  
El Paso, TX 79925  
(915) 230-2280  
[www.episd.org](http://www.episd.org)

RE: Waiver to ROW Improvements along Mulberry, Warriors and Lindbergh Ave.

Mr. Henry,

EPISD is in the process of major improvement projects district wide. A number of these projects are being platted to fulfill the procedural requirements of city code. In accordance with 19.10.050 EPISD requests a waiver to all required improvements along Mulberry, Warriors and Lindbergh Ave. The existing streets are in character with the surrounding development. Landscape buffer and sidewalks, generally are not characteristic of upper valley development.

EPISD maintains that granting of this waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area. Additionally, the degree of variation requested is the minimum amount necessary to meet the needs of the District and to satisfy the standards in this title.

EPISD is committed to creating safe and successful 21st century learning environments and will ensure that safety and adequacy of surrounding street improvements is addressed in all 2016 Bond projects.

Sincerely,

Joaquin Rodriguez, CNU-A  
Project Manager, Urban Planning & Real Estate Development  
Facilities and Construction  
EPISD





# ATTACHMENT 4



## CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 01/09/2018 <sup>re</sup>  
12/21/2017 FILE NO. SUSU18-00004

SUBDIVISION NAME: Lincoln Middle School Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Tracts 11, 12A and 13B, Block 5, Upper Valley Grant Surveys.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	<u>62.6512</u>	<u>4</u>		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>4</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>62.6512</u>	_____

3. What is existing zoning of the above described property? R1 & R2 Proposed zoning? R1 & R2

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes x No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both x

6. What type of drainage is proposed? (If applicable, list more than one)  
Maintain existing sheet flow to city's storm drain sewer system.

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No x

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No x  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes \_\_\_\_\_ No x

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No x

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record El Paso Independent School District, 6531 Boeing Drive, El Paso, Texas 79925 (915)230-2796  
(Name & Address) (Zip) (Phone)
13. Developer El Paso Independent School District, 6531 Boeing Drive, El Paso, Texas 79925 (915)230-2796  
(Name & Address) (Zip) (Phone)
14. Engineer Brock & Bustillos Inc., 417 Executive Center Blvd., El Paso, Texas 79902 (915)542-4900  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

# **ATTACHMENT 5**

## **Planning & Inspections Department- Planning Division**

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

## **Planning & Inspections Department – Land Development**

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer shall address the following comments.

1: Verify if private drainage easements will be required between lots for storm-water runoff. Reference the document numbers on final plat if by separate instrument.

2: The proposed ponding areas shall have enough total capacity to hold the developed runoff for a designed 100-yr storm event. Verify that they are sized accordingly at time of construction.

3: Show all existing underground storm drain structures with discharge points which are connected to drop inlets shown on the preliminary plat.

## **Capital Improvements Department – Parks & Recreation**

We have reviewed **Lincoln Middle Subdivision**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note this Subdivision is currently housing **Lincoln Middle School Subdivision** which under the Municipal Code definitions is considered a "Public facility" therefore, meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

### **19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

**H.** Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

## **Central Appraisal District**

No objections.

**El Paso Water Utilities**

EPWater-PSB does not object to this request.

**Water:**

There is an existing 8-inch diameter water main that extends along the east side of Warriors Drive, approximately 17-feet west of and parallel to the eastern right-of-way line and dead-ends approximately 1170-feet north of Lindbergh Avenue. This water main is available for service.

There is an existing 6-inch diameter water main that extends along the west side of Warriors Drive, approximately 21-feet east of and parallel to the western right-of-way line and dead-ends approximately 515-feet south of Mulberry Avenue. This water main is available for service.

There is an existing 12-inch diameter water main that extends along the north side of Lindberg Avenue, approximately 13-feet south of and parallel to the northern right-of-way line. This water main is available for service.

There is an existing 8-inch diameter water main that extends along the east side of Mora Drive, approximately 20-feet west of and parallel to the eastern right-of-way line. This water main is available for service.

There is an existing 12-inch diameter water main that extends along the north side of Mulberry Avenue, approximately 15-feet south of and parallel to the northern right-of-way line. This water main is available for service.

EPWU records indicate six active services, (4) 3/4-inch water meter, (1) 1-1/2 inch water meter and (1) 1-inch yard meter serving the subject property. The service addresses for these meters are 500 Mulberry Ave., 5300 Warriors Dr. 407 Lindberg Ave and 417 Lindberg Ave.

Previous water pressure from fire hydrant #4453 located on Warriors Dr. approximately 500-ft south of Mulberry Ave. has yield a static pressure of 70 (psi), a residual pressure of 68 (psi), and a discharge of 978 gallons per minute.

**Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along Warriors Drive, approximately 30-feet east of and parallel to the western right-of-way line and dead-ends approximately 700-feet north of Lindbergh Avenue. This sanitary sewer main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along the north side of Lindberg Avenue, approximately 30-feet south of and parallel to the northern right-of-way line. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Mora Drive, approximately 25-feet east of and parallel to the western right-of-way line. This sanitary sewer main is available for service.

There is an existing 10-inch diameter sanitary sewer main that extends along the south side of Mulberry Avenue, approximately 9-feet north of and parallel to the southern right-of-way line. This sanitary sewer main is available for service.

There is an existing 16-inch diameter force main that extends along the south side of Mulberry Avenue, approximately 3-feet north of and parallel to the southern right-of-way line. This force main is not available for service.



**General:**

EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

## Sun Metro

Sun Metro does not oppose this request.

